

SECTION 13. REGULATIONS FOR "B-1", LIMITED BUSINESS DISTRICT

Subd. 1. Intent.

- A. To provide for retail sales and service establishments to concentrate in a compact, pedestrian oriented area for the convenience of the public, and for fostering mutually beneficial relationships among the business establishments.
- B. To minimize negative impacts upon surrounding residential neighborhoods by limiting the uses permitted and by requiring various buffering techniques.
- C. To exclude auto oriented businesses (gas station, car wash, automobile repair, etc.) which would tend to disrupt the desired compact, pedestrian character of the B-1 District and to disturb neighborhood stability.
- D. To minimize traffic congestion within the B-1 District and within the surrounding residential areas.
- E. To promote high standard of building and site design which will foster compact commercial developments with pedestrian convenience and human scale, and which will preserve and strengthen the character of the B-1 District.

Subd. 2. Permitted Principal Uses.

- A. Commercial establishments , including the following:
 - 1. Retail sales establishments such as antique or gift shop, grocery, hardware, drug, clothing, florist, and eating and on sale and off sale establishments.
 - 2. Personal services such as barber, retail dry cleaning facility, photography studio.
 - 3. Professional services such as medical, dental, and veterinarian clinics and attorneys offices.
 - 4. Finance, insurance and real estate services.
 - 5. Rental services conducted entirely within a building.
 - 6. Repair services such as jewelry, radio and television repair shops but not auto repair.
 - 7. Essential services.
- B. Business services such as printing and computer services.

- C. Artistic and handicraft uses such as artists studios, ceramic shop, pottery works, provided at least 25 percent of the total floor space at the front of the building on the street level is used for sales and display purposes.
- D. Public and semi-public facilities such as municipal offices, parks, and library.
- E. Apartments if located above the street level in non-residential structures.
- F. Private clubs except on street level.

Subd. 3. Conditional Uses. The following are conditional uses in the B-1 District, requiring a conditional use permit based on the procedures set forth in this Ordinance, and shall be reviewed annually in June:

- A. Governmental and public utility buildings and structures necessary for the health, safety and general welfare of the community, provided that:
 - 1. Conformity with surrounding neighborhood is maintained and required side-yard setbacks and side yard requirements are met.
 - 2. Equipment is completely enclosed in permanent structure with no outside storage.
 - 3. Adequate screening and landscaping from neighboring residential districts is provided in accordance with Section 18 of this Ordinance.
- B. Outdoor Seating

Subd. 4. Permitted Accessory Uses. The following are permitted accessory uses in the B-1 District:

- A. Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed thirty percent of the gross floor space of the principal use.
- B. Off-street parking as regulated by this Ordinance but not including semi-trailer trucks.
- C. Off-street loading as regulated by this Ordinance.

- D. Accessory and secondary antennas and antenna support structures, up to a maximum height of fifty(50) feet above the ground.

Subd. 5. Lot Requirements and Setbacks. The following minimum requirements shall be observed in the B-1 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area: 10,000 square feet
- B. Lot width: 66 feet at the front setback line.
- C. Setbacks:
 - 1. Front Yards: None
 - 2. Side Yards: None
 - 3. Rear yards: Not less than 5 feet
 - 4. When the lot is adjacent to residentially zoned land, the side and rear setbacks shall not be less than 15 feet.

Subd. 6. Building Requirements.

- A. Height: No structure shall exceed thirty-five feet above grade.
- B. Illumination. All outdoor illumination shall be provided with lenses, reflectors, and shades which will concentrate all light upon the premises, and to prevent glare or direct light rays from being visible upon any adjacent street or property. No flashing lights shall be permitted.
- C. Architectural Control. The building plan, including the site plan, for a new or remodeled building in the B-1 District shall be certified by an Architect or Engineer registered in the State of Minnesota. The building shall be designed to fit the site, be harmonious with the neighboring buildings, topography and natural surroundings and be in accordance with the purposes and objectives of the Zoning Ordinance. This requirement shall not prohibit the preparation of the site plan by a professional site planner. No building permit or Conditional Use permit shall be issued until the certification is provided.
- D. All refuse containers, whose waste is intended for disposal in a sanitary landfill or for recycling, shall be enclosed within a fence of six (6) feet in height to shield its view from the adjoining property.

Subd. 7. Development Standards.

- A. Drive-In, drive-up, or drive through facilities shall be prohibited in the B-1 District in order to maintain a pedestrian scale and environment.
- B. Open sales lots shall be prohibited within the B-1 District.
- C. All commercial, service, storage, and display of goods shall be permitted only on the same lot with and accessory to a permitted or conditional use.
- D. All ground mounted mechanical equipment and all roof appurtenances including air conditioning units and mechanical equipment shall be shielded and architecturally screened from view from adjacent streets and properties.
- E. Reciprocal ingress and egress, circulation and parking arrangements shall be encouraged to facilitate ease of vehicular and pedestrian movement between adjoining properties without forcing traffic out onto public streets.